

1998 EQUIPMENT INDEX FACTORS AND PERCENT GOOD FACTORS

(Use for Lien Date January 1, 1998)

INDEX FACTORS USED TO ESTIMATE REPLACEMENT COST NEW

Table 1: Commercial Equipment Index Factors

These factors are derived using data provided courtesy of the Marshall and Swift Publication Co., *Marshall Valuation Service*. Indexes are to be used for each appropriate class of equipment.

Table 2: Industrial Machinery and Equipment Index Factors

These indexes are derived from data in the Bureau of Labor and Statistics' *Producer Price Indexes*.

Table 3: Agricultural and Construction Equipment Index Factors

These indexes are derived from data in the Bureau of Labor Statistics' *Producer Price Indexes*.

PERCENT GOOD FACTORS USED TO ESTIMATE REPLACEMENT COST NEW LESS NORMAL DEPRECIATION

Table 4: Machinery and Equipment Percent Good Factors

These factors are derived from a system developed by the Iowa State University Engineering Research Center. The rate of return used to compute these factors is calculated annually and is shown on the table.

Table 5: Agricultural and Construction Mobile Equipment Percent Good Factors

These factors are derived from a detailed analysis of used equipment sales data.

TABLE 1: COMMERCIAL EQUIPMENT INDEX FACTORS

1997 COST = 100

Year	Bank	Garage	Hospital	Hotel	Laundry & Dry Cleaning	Library	Office	Rest-aurant	Retail	Theater	Ware-house	Service	Year
1996	102	102	102	102	102	102	102	102	102	102	102	102	1996
1995	103	103	104	104	103	103	103	104	104	103	103	103	1995
1994	106	107	108	107	107	107	106	108	107	107	106	107	1994
1993	109	109	111	111	110	111	109	111	110	110	109	110	1993
1992	112	112	113	113	112	113	111	114	113	112	112	112	1992
1991	114	113	114	116	113	114	112	116	115	114	113	114	1991
1990	115	115	117	118	116	116	113	119	117	116	115	116	1990
1989	118	119	120	122	119	119	116	123	120	119	118	119	1989
1988	124	125	127	128	125	126	122	129	126	125	123	125	1988
1987	129	130	133	134	130	131	127	134	132	130	127	131	1987
1986	131	132	135	136	132	133	129	137	134	133	129	133	1986
1985	132	132	137	139	133	135	130	140	136	134	130	134	1985
1984	134	134	140	142	135	137	132	143	138	136	131	137	1984
1983	138	138	144	146	139	141	136	147	142	141	134	141	1983
1982	141	141	147	149	142	144	139	150	146	144	136	144	1982
1981	147	148	154	156	148	150	144	158	152	151	142	150	1981
1980	159	164	169	175	163	164	157	174	165	165	157	165	1980
1979	172	181	186	187	179	179	170	190	179	179	171	179	1979
1978	187	198	203	205	195	195	185	208	195	196	187	196	1978
1977	201	213	218	220	209	211	196	224	211	211	201	210	1977
1976	210	224	229	231	220	222	204	236	222	221	212	221	1976
1975	223	237	241	245	233	234	216	251	238	234	229	235	1975
1974	246	265	267	269	261	258	238	278	258	258	250	259	1974
1973	283	305	306	303	304	300	272	320	297	298	282	297	1973
1972	294	315	319	316	314	313	283	332	309	311	290	309	1972
1971	302	328	332	324	324	321	291	340	317	319	300	318	1971
1970	319	347	355	339	344	336	305	354	333	335	319	335	1970
1969	341	368	380	359	365	359	325	371	354	356	337	356	1969
1968	355	383	398	376	378	375	339	387	370	372	349	371	1968
1967	370	395	416	391	393	391	354	402	386	388	362	386	1967
1966	388	407	433	410	407	411	369	417	403	405	373	402	1966
1965	399	419	447	420	417	419	376	426	410	413	381	412	1965
1964	403	428	453	423	419	422	379	428	414	416	384	415	1964
1963	406	434	458	425	422	424	382	429	417	419	386	418	1963
1962	407	436	460	430	422	427	384	433	420	422	389	421	1962
1961	409	440	462	433	423	429	386	436	422	424	390	423	1961
1960	408	443	464	435	416	429	388	436	424	426	387	423	1960
1959	413	448	469	439	416	433	391	436	427	429	388	426	1959
1958	419	458	477	442	421	435	394	442	429	432	399	432	1958
1957	433	473	489	451	424	450	407	463	443	446	410	444	1957
1956	465	517	532	477	450	477	431	499	473	481	442	477	1956
1955	515	572	590	514	492	525	465	518	521	533	487	521	1955

TABLE 2: INDUSTRIAL MACHINERY AND EQUIPMENT INDEX FACTORS

1997 COST = 100

YEAR	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
1997	100	100	100	100	100	100
1996	101	100	101	101	101	101
1995	102	102	103	103	104	103
1994	105	104	105	105	106	106
1993	109	105	108	107	108	108
1992	111	107	110	109	111	110
1991	112	108	111	111	114	113
1990	113	110	114	114	117	116
1989	114	114	117	118	121	121
1988	117	118	121	122	125	126
1987	125	122	127	127	131	131
1986	130	124	130	130	134	134
1985	131	126	133	133	138	137
1984	132	129	135	136	142	139
1983	136	131	139	140	147	143
1982	137	134	141	143	151	145
1981	139	139	146	148	157	150
1980	151	151	159	161	170	164
1979	165	169	177	181	193	184
1978	182	186	195	199	212	204
1977	198	202	212	218	233	226
1976	212	216	228	236	253	245
1975	222	229	242	251	271	262
1974	233	246	260	271	295	284
1973	311	307	330	340	367	360
1972	331	323	351	362	395	382
1971	338	330	359	370	404	392
1970	352	338	369	380	415	403
1969	379	361	398	409	447	432
1968	392	373	414	425	468	448
1967	401	386	429	442	489	466
1966	409	399	443	459	510	485
1965	421	412	459	475	529	507
1964	427	417	465	483	539	519
1963	430	421	469	489	548	528
1962	430	422	473	494	557	531
1961	428	424	476	498	564	539
1960	420	423	473	497	564	542
1959	424	428	478	503	570	556

TABLE 3: AGRICULTURAL AND CONSTRUCTION EQUIPMENT INDEX FACTORS

1997 COST = 100		
Year	Agricultural	Construction
1997	100	100
1996	99	100
1995	103	104
1994	106	106
1993	109	108
1992	112	109
1991	115	112
1990	121	115
1989	124	120
1988	130	126
1987	135	130
1986	134	132
1985	136	135
1984	136	137
1983	139	138
1982	143	141
1981	151	147
1980	168	162
1979	188	182
1978	207	201
1977	223	221
1976	240	239
1975	262	254
1974	286	288
1973	354	365
1972	373	387
1971	387	397
1970	394	409
1969	423	443
1968	441	463
1967	459	489
1966	474	507
1965	488	523
1964	497	537

TABLE 4: MACHINERY AND EQUIPMENT PERCENT GOOD FACTORS

INDIVIDUAL PROPERTIES--AVERAGE SERVICE LIFE
6.75% Rate of Return

Year	Acq'd	AGE	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	20	22	25	30	35	40	AGE	Year	Acq'd	
1997	1	67	76	81	85	87	89	91	92	93	94	94	95	95	96	96	97	97	98	99	99	99	1	1997	1		
1996	2	37	52	62	69	74	78	81	83	85	87	88	89	90	92	93	94	95	96	97	98	98	2	1996	2		
1995	3	16	32	45	54	61	67	71	75	77	80	82	84	85	88	89	91	92	94	95	97	98	3	1995	3		
1994	4	6	17	29	40	49	56	61	66	70	73	76	78	80	83	85	87	89	91	94	96	97	4	1994	4		
1993	5		8	17	28	37	45	51	57	62	66	69	72	75	79	81	84	86	89	92	94	96	5	1993	5		
1992	6		2	10	18	27	35	42	49	54	59	63	66	69	74	76	80	83	86	90	93	95	6	1992	6		
1991	7			5	11	18	26	34	40	46	52	56	60	64	70	72	76	80	84	89	92	94	7	1991	7		
1990	8				6	12	19	26	33	39	45	50	54	58	65	68	72	76	81	87	90	93	8	1990	8		
1989	9				2	8	13	19	26	32	38	43	48	53	60	63	69	73	78	85	89	92	9	1989	9		
1988	10					4	9	14	20	26	32	37	42	47	55	58	65	69	75	82	87	91	10	1988	10		
1987	11					1	6	10	15	21	26	31	37	42	50	54	60	66	72	80	86	89	11	1987	11		
1986	12						3	7	11	16	21	26	31	36	45	49	56	62	69	78	84	88	12	1986	12		
1985	13							4	8	12	17	22	26	31	41	45	52	59	66	76	82	87	13	1985	13		
1984	14							1	6	9	13	17	22	27	36	40	48	55	63	73	81	86	14	1984	14		
1983	15								3	7	11	14	18	23	32	36	44	51	60	71	79	84	15	1983	15		
1982	16									4	8	11	15	19	28	32	40	47	57	69	77	83	16	1982	16		
1981	17									2	5	9	12	16	24	28	36	44	54	66	75	81	17	1981	17		
1980	18										3	7	10	13	20	25	33	40	50	64	73	80	18	1980	18		
1979	19										1	4	8	11	17	21	29	36	47	61	71	78	19	1979	19		
1978	20											2	5	9	15	18	26	33	44	58	69	77	20	1978	20		
1977	21													3	7	12	15	23	30	41	56	67	75	21	1977	21	
1976	22													1	4	11	14	20	27	37	53	65	73	22	1976	22	
1975	23														2	9	11	18	24	34	50	62	72	23	1975	23	
1974	24														1	7	10	15	21	31	47	60	70	24	1974	24	
1973	25															5	7	13	19	29	45	58	68	25	1973	25	
1972	26																2	6	12	17	26	42	55	66	26	1972	26
1971	27																	4	10	14	24	39	53	64	27	1971	27
1970	28																	2	8	13	21	37	51	62	28	1970	28
1969	29																		6	11	19	34	48	60	29	1969	29
1968	30																		4	10	18	32	46	58	30	1968	30
1967	31																		2	7	16	29	43	56	31	1967	31
1966	32																		1	6	14	27	41	54	32	1966	32
1965	33																			5	13	25	39	52	33	1965	33
1964	34																			2	11	23	37	50	34	1964	34
1963	35																			1	9	21	35	48	35	1963	35
1962	36																				8	20	32	46	36	1962	36
1961	37																				6	18	30	43	37	1961	37
1960	38																				4	16	28	42	38	1960	38
1959	39																				2	15	27	39	39	1959	39

TABLE 5: AGRICULTURAL AND CONSTRUCTION MOBILE EQUIPMENT PERCENT GOOD FACTORS

Year Acquired	Age	CONSTRUCTION MOBILE EQUIPMENT		AGRICULTURAL MOBILE EQUIPMENT EXCEPT HARVESTERS				Age
		New	Used	HARVESTERS		HARVESTERS		
				New	Used	New	Used	
1997	1	74	91	78	92	74	90	1
1996	2	66	81	70	82	64	78	2
1995	3	60	74	64	75	57	69	3
1994	4	55	68	58	68	50	60	4
1993	5	51	62	52	62	43	53	5
1992	6	47	58	47	56	38	46	6
1991	7	42	52	42	50	33	40	7
1990	8	38	47	38	45	29	35	8
1989	9	35	43	34	40	25	30	9
1988	10	31	38	30	36	21	26	10
1987	11	28	34	27	32	19	23	11
1986	12	26	32	25	30	17	21	12
1985	13	24	29	23	28	15	18	13
1984	14	22	27	22	26		16	14
1983	15	20	25	20	23		14	15
1982	16	19	23	18	21		14	16
1981	17	16	20		19			17
1980	18	13	17		17			18
1979	19	12	13					19
1978	20	11	11					20
1977	21		9					21

NO MINIMUM PERCENT GOOD INTENDED

USE OF TABLE 5

The percent good table is designed to assist the appraiser in determining total loss of value once replacement cost new (RCN) has been determined for the captioned equipment.

The table, derived from used equipment sales data, identifies a pattern of depreciation for three groups of equipment. Within each group two columns of percent good figures, "New" and "Used," are listed. The column labeled "New" should be used to measure depreciation if the subject property was acquired new; conversely, the column labeled "Used" should be applied when the equipment was purchased used.